

TEMPLE OF SCOTTISH RITE WINS MEDAL FOR FINEST BUILDING OF LAST YEAR

Architects Award Honor to John Russell Pope for Monumental Structure at Washington, D. C.—Regarded as Most Beautiful Masonic Building in the World.

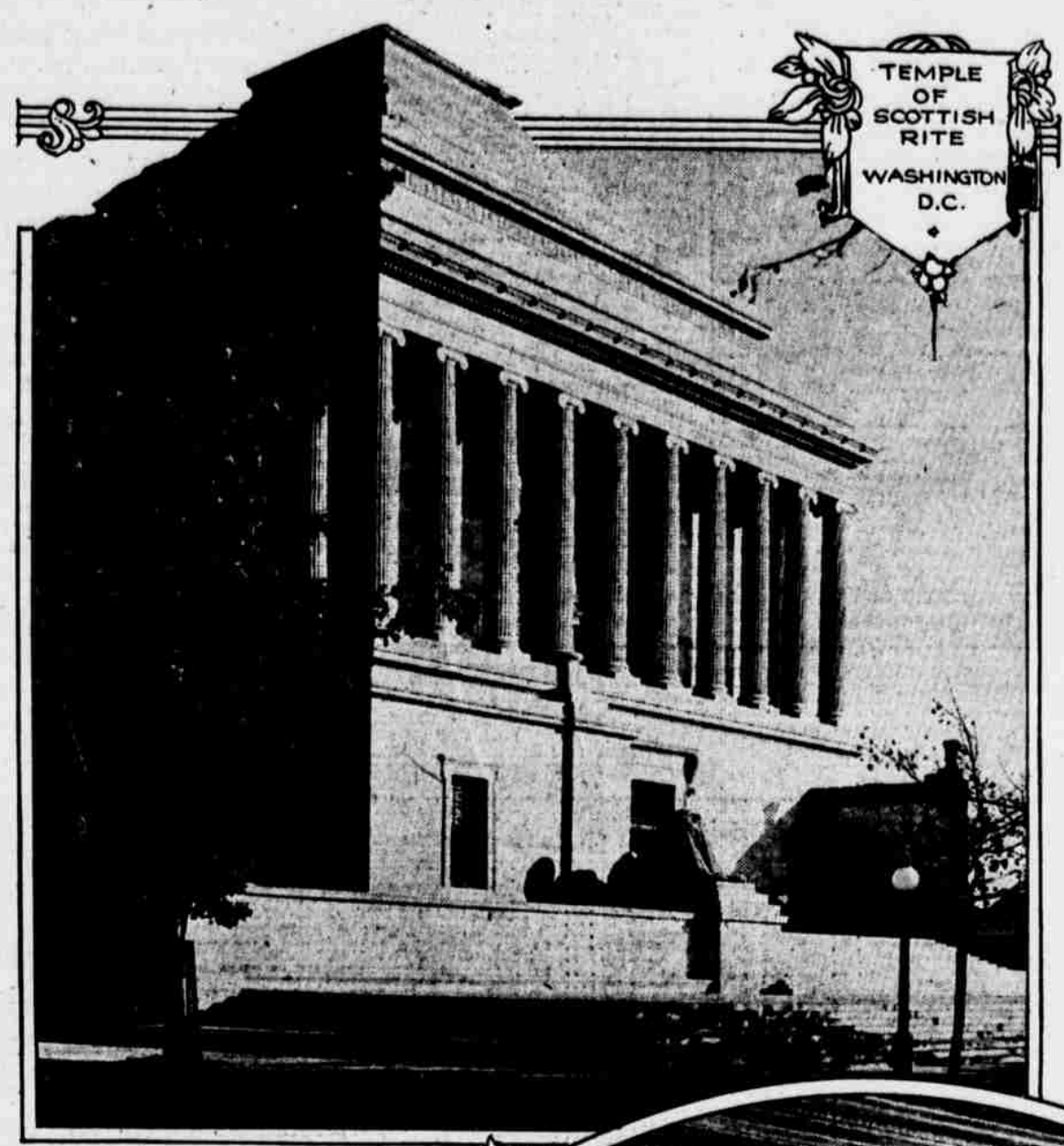
THE Temple of Scottish Rite, a handsome structure built without monetary restrictions, situated on the "Avenue of the Presidents" in the capital of the United States, has been decreed by the Architectural League to be the finest building erected during the past year. John Russell Pope, the architect, has been awarded the medal of honor given by the league only when the workmanship warrants it. Not only has the jury, made up of men who won medals in the past, chosen this building as first in design, but it has designated it as the finest structure of its kind in the nation. The honor conferred upon Mr. Pope, therefore, is twofold.

In the Fine Arts Building, on Fifty-seventh street, there are now on public exhibition water color drawings, photographs and samples of materials showing the perspectives, actuals and compositions of the various high class buildings erected during the past year. The architects placed their workmanship on exhibition in a keen but friendly competition. John Russell Pope's was chosen as the best and to him will be given, after the close of the exhibition on February 26, a beautiful gold medal of honor bearing an inscription telling of his work of art.

Up to 1914 these competitions were conducted under the auspices of the American Institute of Architects. It was then given over to the Architectural League. The awards began in 1905, when McKim, Mead & White were awarded the medal for the design of the Madison Avenue Presbyterian Church. Since then medals have been awarded to various architects for different classes of work. Cass Gilbert received one for his design of the Woolworth Building; York & Sawyer for the Guaranty Trust Building; the former firm of Cram, Goodhue & Ferguson for general church work, and Charles A. Platt for general country homes. During those years when the judges did not think any work merited it no medals were awarded.

The Temple of Scottish Rite is the property of thirty-third degree Masons, the highest order of the great Masonic body. It is built after the Greek style of architecture and constructed of heavy marble and solid bronze. No expense was spared. Its cost is approximately \$2,000,000. Situated on nearly a whole block on Sixteenth street between Avenue R and S it is one of the most distinctive buildings in Washington and is unique in that there is not another of like design anywhere in this country. Sixteenth street leads directly to the White House and has derived the name of the "Avenue of the Presidents."

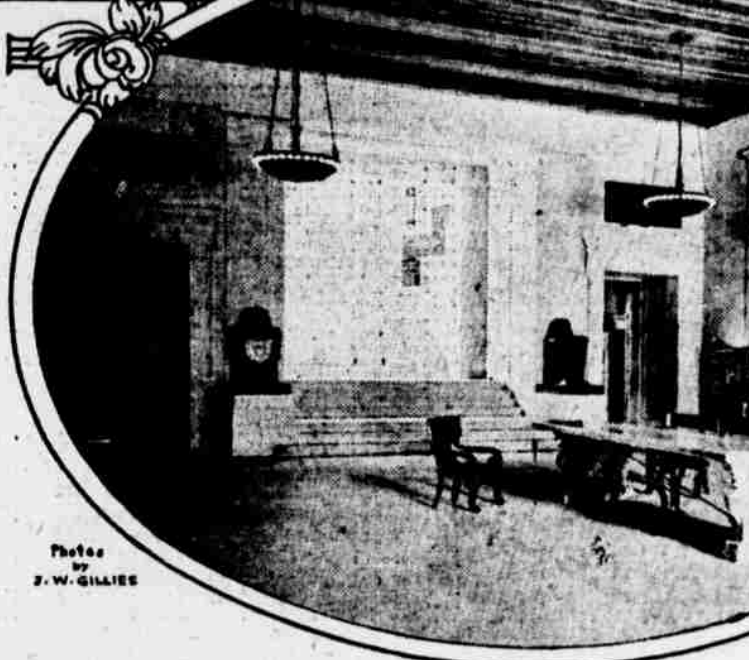
The building is about 150 feet high and finished on all four sides, the entrance having a few extra embellishments. The door in the foreground is guarded by two big sphinxes. Once inside the richness of the great temple is soon revealed. A big bronze screen, in the form of a sunburst, said to be the largest in existence to-day and costing \$300,000, at once attracts the gaze. The large entrance hall or atrium is sixty-



four feet square and twenty-five feet high. On either side is a line of dark green granite columns. The floor is of marble and the center of the hall is a large marble table. A handsome marble staircase leads to the main chamber on the upper floor, and on either side are corridors leading to the suites of the grand commander and secretary-general.

The Grand Chamber is 64 feet square and 32 feet high to the top of the dome. A colonnade of thirty-three marble uprights, 35 feet high, emblematic of the thirty-three degrees of Scottish Rite Masonry, surrounds an altar of solid black and gold marble, which is on a platform, approached on all sides by black marble steps. Concealed in the dome is an organ which can be played from the floor of the great chamber. The doorway leading to this chamber measures 25 feet and is of solid black marble touched in gold. On each side of the chamber is a great window 30 feet square. In each of these are two columns of very dark green granite with bronze caps and bases. The floor of the chamber and the walling about 8 feet high, are of marble, while the walls above are of limestone.

A marble staircase at the rear of the chamber leads to a great auditorium hall on the floor beneath, which is also chiefly decorated with marble. The wall paintings throughout the temple are of



CHAMBER IN SCOTTISH RITE TEMPLE JUST COMPLETED

the Pompeian style, the forms and colors showing they were determined upon after a careful study in every library and the Metropolitan Museum of Art.

The temple was erected for the use of the Scottish Rite Masons during their national convention at New York City. According to these rites, it is said, it will not be used more than once in two years for the specific purpose for which it was built. The building, however, is open to the public. The Grand Commander at the present time is Charles E. Rosenbaum.

John Russell Pope, the architect who designed this structure, has won many competitions which called for a display of exceptional ability. While a student he captured the Schermerhorn traveling fellowship in 1894, which took him abroad. He won a fellowship of the American Academy of Home and while at the Beaux Arts won the Jean Leclair Institute of France prize in architecture. He won the competition for the monument of the Great Lakes, which is lying in abeyance, and was successful in the competition for the Lincoln Memorial at Hodgenville, Ky., which he designed in the form of a modified Doric temple. He has designed buildings for many prominent persons, including the house of the late Congressman R. Hitt of Washington; of ex-Ambassador Henry White, of J. R. McLean, to which was added later an unusual conservatory in Italian renaissance style of architecture; of R. S. McCormick and ex-Vice-President Levi P. Morton, besides designing houses for prominent Newport and Long Island people, including Stuart Duncan, Orden L. Mills, Robert Bacon and Mrs. William K. Vanderbilt.

The honor of being awarded the medal of honor by the Architectural League is really an additional honor, for recently Mr. Pope was made president of the American Academy in Rome, which institution he attended when a student.

LITTLE NECK HILLS SALE.
F. H. Reeve, sales agent for Little Neck Hills, has sold to George Butler a large plot on Rusby place near Brownsville, N. Y., which is in the Borough of Queens, New York city. The purchaser is having plans drawn for an attractive semi-bungalow to be built at once.

ACTIVITY AT MINEOLA.
The Mineola Homes Company has sold a seven room house, with garage, on Farnham road, Mineola, to a Mr. Muller of Hicksville, and a store on the Jericho Turnpike to William Gerken of New York.

COCKROFTS GET 17 TO 23—WILL ALTER BUILDINGS.
Pease & Elliman have consummated a lease which unites two historic properties. They have leased for the Putnam Realty Corporation to John V. Cockcroft 17 to 23 John street, a plot 80 feet wide and 135 feet deep, with right to purchase. The property adjoining the northwest corner of John street and Nassau street, the Cockcroft Building, has been in the possession of the family for 125 years. The property at 17-23 John street, which Mr. Cockcroft takes under a twenty-one year lease, was the site of the first theatre in New York.

Mr. Cockcroft leases it with the intention of making a very extensive alteration of the buildings on the site and connecting the remodeled building with the Cockcroft Building. The total amount involved in the lease is about \$500,000.

LARGER BORGHEIT BLDG.
Despite War German Importers Plan Big Annex.

The four properties on Irving place and Seventeenth street which George Borgheitt & Co. acquired last week are to be the site of an annex to the Borgheitt Building at the northwest corner of Irving place and Sixteenth street.

The land just acquired when built upon will increase the present space by one-third, and at the same time provide a twenty-five foot driveway, for shipping purposes on Irving place next to their present building and leading into the first floor of the structure they propose to erect when building conditions become more normal. In order to tide themselves over until that time comes they have leased the fifth floor of 107 East Sixteenth street, adjoining their fourth floor of 133-137 East Sixteenth street and second floor of 25-27 West Seventeenth street. In March of last year they leased 23,000 square feet on Hudson and Spring streets from the Trinity Corporation. They also leased on January 1 of this year 5,000 square feet in the Shaughnessy Building, Montreal.

When George Borgheitt & Co. built a building of 300,000 square feet at the northwest corner of Irving place and Sixteenth street in 1909 they believed they had provided quarters that would permit years of business growth. The coming of the war, however, has made the fifth time since it started business in 1881 that it had to move to larger quarters. They started in Leonard street, then moved to Irving place and the concern was in the Washington Square section.

LARGER GARRISON ESTATES.
Dr. Fahnestock and R. Waldo Buy 350 Acres There.

GARRISON, Feb. 10.—Dr. Clarence Fahnestock and R. Waldo have acquired 350 acres of land in Putnam Valley township, which they will divide between them. They bought in what was formerly the Gilbert Farm place, which supplied milk to the West Point Military Academy.

John P. Donohue, Putnam county Assessor, negotiated the sale of the Putnam farm for H. C. Stoville, a Brooklyn contractor, who valued it at \$22,000. Dr. Fahnestock will retain the attractive Colonial homestead and outbuildings and 250 acres of land, while Waldo will acquire 100 acres of woodland to Dr. Waldo. Both buyers were reported within a week to have purchased other farms. With the new acquisition Dr. Fahnestock possesses about 7,000 acres and Mr. Waldo 5,000. Both have been buying up farms in that section, but the Stoville place is the largest they have secured.

PLANNING 4TH ST. LOFTS.
Schwartz & Gross are preparing plans for a seven story store and loft, 25x100, to be erected at 18 East Forty-ninth street for the Center-White Company, Samuel H. Stone president.

BLOCK OF APARTMENTS.
Charles B. Meyers, architect, is making plans for four apartment houses, to cost \$350,000 and be situated on the east side of University avenue, between 15th and 17th streets. The Haven Construction Company is the builder.

APARTMENT RENTALS.
Douglas L. Elliman & Co. have leased from October 1, an apartment at 125 East Seventh street to Mrs. M. M. T. Driscoll.

ROBINSON ESTATE SOLD.
Baker Crowell has sold the Robinson estate of two acres, with house of fourteen rooms and three baths, situated on Kings Point road, Great Neck, L. I., overlooking Long Island Sound, to Paul Baumgarten of Manhattan at the reported price of \$25,500.

MORE STORES FOR NEWARK.
Louis Schlesinger has sold for F. W. Whitley 246 to 256 Belleville avenue, northwest corner of Third avenue, Newark, N. J., nine one family residences, to M. C. Cohen and I. D. Miller. The new owners contemplate remodeling the buildings for store purposes.

TO HEAR GARAGE APPEALS.
A public hearing will be held by the Board of Appeals Tuesday afternoon in the Municipal Building on applications to convert an existing stable and dwelling into a garage, to build a garage on the southeast corner of Bedford avenue and Clarkson street, Brooklyn; on the northeast corner of Bedford road and Southern Boulevard, The Bronx; on the south side of St. John's place, 220 feet east of Ralph avenue, and at 551-553 Hart street, Brooklyn; and the conversion of an existing stable at 192-195 West Fifty-fourth street, Manhattan, into a garage.

ORANGE COUNTY FARM SOLD.
The Batson Farm Agency has sold the large farm owned by W. H. Soure near Walden, Orange county, N. Y., to Mel Strome of New York.

NASSAU STREET BUILDINGS SOLD

Edgar Estate Parts With Property at 79 and 81, Near John Street.

The two six story buildings at 79 and 81 Nassau street, owned for many years by the Edgar family, were sold yesterday by Herman Le Roy Edgar and his sisters, Mrs. Mary E. Galloway and Lucille R. Edgar of Newport, R. I., to Goldsmith Brothers, stationers at 75 and 77 Nassau street, which they control under a twenty-one years lease with renewals. They erected a few years ago a business building for their own use on the site. In 1913 this property was taken over by Augusta L. Jones from the Kingsland estate for \$250,000.

The property sold yesterday covers a plot 51,231.08 feet. The property was held at \$300,000. With the acquisition of this property the buyers now control a plot adjoining the Cockcroft Building at the corner of John street fronting 102.7. After extensive alterations a large portion of the premises will be occupied by the purchasers.

Rice & Hill negotiated the deal.

KENMORE SOLD AGAIN.
The Kenmore, the seven story apartment at 354 West Fifty-seventh street, has been sold by William B. May & Co. to a client. This is the second deal for this property this year. Early last month the big house, which was held at \$250,000, was given by Mrs. Anna M. Kenmore to the second deal for this property for the tall apartment house at 47 East Sixty-second street, which he valued at \$600,000. The Fifty-seventh street house covers a plot 75x100.11 and is a very extensive building.

RENTS OLD JOHN STREET SITE.
Cockrofts Get 17 to 23—Will Alter Buildings.

Pease & Elliman have consummated a lease which unites two historic properties. They have leased for the Putnam Realty Corporation to John V. Cockcroft 17 to 23 John street, a plot 80 feet wide and 135 feet deep, with right to purchase. The property adjoining the northwest corner of John street and Nassau street, the Cockcroft Building, has been in the possession of the family for 125 years. The property at 17-23 John street, which Mr. Cockcroft takes under a twenty-one year lease, was the site of the first theatre in New York.

Mr. Cockcroft leases it with the intention of making a very extensive alteration of the buildings on the site and connecting the remodeled building with the Cockcroft Building. The total amount involved in the lease is about \$500,000.

LARGER BORGHEIT BLDG.
Despite War German Importers Plan Big Annex.

The four properties on Irving place and Seventeenth street which George Borgheitt & Co. acquired last week are to be the site of an annex to the Borgheitt Building at the northwest corner of Irving place and Sixteenth street.

The land just acquired when built upon will increase the present space by one-third, and at the same time provide a twenty-five foot driveway, for shipping purposes on Irving place next to their present building and leading into the first floor of the structure they propose to erect when building conditions become more normal. In order to tide themselves over until that time comes they have leased the fifth floor of 107 East Sixteenth street, adjoining their fourth floor of 133-137 East Sixteenth street and second floor of 25-27 West Seventeenth street. In March of last year they leased 23,000 square feet on Hudson and Spring streets from the Trinity Corporation. They also leased on January 1 of this year 5,000 square feet in the Shaughnessy Building, Montreal.

When George Borgheitt & Co. built a building of 300,000 square feet at the northwest corner of Irving place and Sixteenth street in 1909 they believed they had provided quarters that would permit years of business growth. The coming of the war, however, has made the fifth time since it started business in 1881 that it had to move to larger quarters. They started in Leonard street, then moved to Irving place and the concern was in the Washington Square section.

LARGER GARRISON ESTATES.
Dr. Fahnestock and R. Waldo Buy 350 Acres There.

GARRISON, Feb. 10.—Dr. Clarence Fahnestock and R. Waldo have acquired 350 acres of land in Putnam Valley township, which they will divide between them. They bought in what was formerly the Gilbert Farm place, which supplied milk to the West Point Military Academy.

John P. Donohue, Putnam county Assessor, negotiated the sale of the Putnam farm for H. C. Stoville, a Brooklyn contractor, who valued it at \$22,000. Dr. Fahnestock will retain the attractive Colonial homestead and outbuildings and 250 acres of land, while Waldo will acquire 100 acres of woodland to Dr. Waldo. Both buyers were reported within a week to have purchased other farms. With the new acquisition Dr. Fahnestock possesses about 7,000 acres and Mr. Waldo 5,000. Both have been buying up farms in that section, but the Stoville place is the largest they have secured.

PLANNING 4TH ST. LOFTS.
Schwartz & Gross are preparing plans for a seven story store and loft, 25x100, to be erected at 18 East Forty-ninth street for the Center-White Company, Samuel H. Stone president.

BLOCK OF APARTMENTS.
Charles B. Meyers, architect, is making plans for four apartment houses, to cost \$350,000 and be situated on the east side of University avenue, between 15th and 17th streets. The Haven Construction Company is the builder.

APARTMENT RENTALS.
Douglas L. Elliman & Co. have leased from October 1, an apartment at 125 East Seventh street to Mrs. M. M. T. Driscoll.

ROBINSON ESTATE SOLD.
Baker Crowell has sold the Robinson estate of two acres, with house of fourteen rooms and three baths, situated on Kings Point road, Great Neck, L. I., overlooking Long Island Sound, to Paul Baumgarten of Manhattan at the reported price of \$25,500.

MORE STORES FOR NEWARK.
Louis Schlesinger has sold for F. W. Whitley 246 to 256 Belleville avenue, northwest corner of Third avenue, Newark, N. J., nine one family residences, to M. C. Cohen and I. D. Miller. The new owners contemplate remodeling the buildings for store purposes.

TO HEAR GARAGE APPEALS.
A public hearing will be held by the Board of Appeals Tuesday afternoon in the Municipal Building on applications to convert an existing stable and dwelling into a garage, to build a garage on the southeast corner of Bedford avenue and Clarkson street, Brooklyn; on the northeast corner of Bedford road and Southern Boulevard, The Bronx; on the south side of St. John's place, 220 feet east of Ralph avenue, and at 551-553 Hart street, Brooklyn; and the conversion of an existing stable at 192-195 West Fifty-fourth street, Manhattan, into a garage.

ORANGE COUNTY FARM SOLD.
The Batson Farm Agency has sold the large farm owned by W. H. Soure near Walden, Orange county, N. Y., to Mel Strome of New York.

SHIPPING AGENTS TO HAVE NEW HOME

Gaston, Williams & Wigmore Buy 35, 37 and 39 Broadway as Site for Six Story Structure

The three old five story buildings at 35, 37 and 39 Broadway, fronting 90 feet on Broadway and running through 150 feet to Trinity place, which were known to have been sold by the Hemmaway Estates of Boston, are to be the site of a new six story building and the home of Gaston, Williams & Wigmore, Inc., a well known international import and export house. The firm bought the property some time ago, but the brokers in the transaction were pledged to secrecy. The firm was mentioned as the buyer yesterday and the fact was admitted at its offices in the Guaranty Trust Building at 140 Broadway. Work on the new structure will start at once and in the interim the firm will take temporary quarters from May 1 in the Equitable Building. Its new home should be completed early next year.

The close line of steamships is to occupy half of the ground floor of the new building and it is said that after the war Gaston, Williams & Wigmore will be the American representatives of an important transatlantic passenger line.

The site of the new home of the steamship agents, which adjoins the Hamburg-American Building, was at one time occupied by a house in which George Washington lived while President and is also a part of the plot on which the first house was built on Manhattan Island by white men more than 200 years ago. Another coincidence is the fact that the first vessel built on Manhattan Island by Europeans was constructed by the commander of the Tiger, Adrian Block, who in November, 1613, erected four small houses on part of the plot which will be covered by the new Gaston, Williams & Wigmore building.

William D. Bloodgood & Co. represented the buyers and Douglas Robinson, Charles S. Brown & Co. represented the Hemmaway Estates. Title will be taken in the name of the 37 Broadway Company, recently incorporated with a capital of \$10,000, and Samuel Hayward, Louis H. Gunther and A. W. Britton as directors.

FLATS IN GOOD DEMAND.
WEST 115TH ST.—David Paskinsky has leased to a client at Butler & Baldwin 5 West 115th street, a five story flat on lot 25x100.11, near Fifth avenue. Mr. Paskinsky purchased the property recently.

EAST 14TH ST.—Herman Le Roy Edgar has sold the five story business building, 25x102.3, at 123 East Thirtieth street, between Third and Fourth avenues, for the Widows Society to invest.

WEST 50TH ST.—Thomas P. Burke has sold for the Charles Anderson and Rosalie Gailard the two dwellings at 367 and 323 West Fifth street, each on lot 12x100.11, near Grace Berry and Alice Kelly, respectively.

EAST 41ST ST.—James Kyle & Sons have sold for the Brainard T. Norris estate, represented by Horace S. Ely & Co., the two dwellings at 241 to 245 East Forty-first street on plot 75x243 irregular, near Second avenue. Directly in the rear is a large plot owned by Joseph Gordon.

HUNTS POINT AV.—Henry Morganthau Company has sold 843 and 867 Hunts Point avenue, two four story apartment houses, each on a plot 25x100, for cash to Philip A. Saxton, an investor. They are two of the row of fifteen houses on that block built a few years ago.

BROOKLYN APARTMENT TRADES.
\$125,000 Church Avenue Exchange—Carroll Street Realty Barter.

The Westwood Realty Company has sold for the Kraslow Construction Company to an investor five business buildings at 1505, 1515, 1519, 1521 and 1523 Church avenue, near the new express station of the Brighton Beach "L." detached house at 79 Lincoln road on a plot 75x200 given in part payment. The builders will demolish it immediately and erect a five story apartment house on 75x100 feet of the plot. The deal involved about \$125,000.

The Nicholson-Johnson Company has sold the Carroll Court, a sixteen family apartment at 112 Carroll street, for which the buyer gave in exchange 1440 Park avenue, a four story apartment on plot 70x105, and the abutting similar property on Sterling street.

The New Era Home Corporation has bought a plot on the east side of Ocean Parkway through to East Seventh street, adjoining Kings Lawn, about 450 feet north of Avenue Q, for improvement with eleven private dwellings.

ROCKAWAY PLOT SALE.
H. Frankfort sold for Henry T. Whitson to Jesse Wolf a plot of about twenty acres on the east side of Beach Twenty-ninth street, formerly Holly avenue, at Far Rockaway. The purchaser will erect an all year residence.

TRADING AT GREAT NECK.
Baker Crowell has sold the Robinson estate of two acres, with house of fourteen rooms and three baths, on Kings Point road, Great Neck, L. I., overlooking Long Island Sound, to Paul Baumgarten of William Baumgarten & Co.

63D ST. DWELLING BUYER.
Mrs. Sarah G. Ely is the purchaser of the dwelling at 170 East Sixty-third street, sold several weeks ago by the estate of Patrick McMorro.

BLOCK OF APARTMENTS.
Charles B. Meyers, architect, is making plans for four apartment houses, to cost \$350,000 and be situated on the east side of University avenue, between 15th and 17th streets. The Haven Construction Company is the builder.

APARTMENT RENTALS.
Douglas L. Elliman & Co. have leased from October 1, an apartment at 125 East Seventh street to Mrs. M. M. T. Driscoll.

ROBINSON ESTATE SOLD.
Baker Crowell has sold the Robinson estate of two acres, with house of fourteen rooms and three baths, situated on Kings Point road, Great Neck, L. I., overlooking Long Island Sound, to Paul Baumgarten of Manhattan at the reported price of \$25,500.

MORE STORES FOR NEWARK.
Louis Schlesinger has sold for F. W. Whitley 246 to 256 Belleville avenue, northwest corner of Third avenue, Newark, N. J., nine one family residences, to M. C. Cohen and I. D. Miller. The new owners contemplate remodeling the buildings for store purposes.

TO HEAR GARAGE APPEALS.
A public hearing will be held by the Board of Appeals Tuesday afternoon in the Municipal Building on applications to convert an existing stable and dwelling into a garage, to build a garage on the southeast corner of Bedford avenue and Clarkson street, Brooklyn; on the northeast corner of Bedford road and Southern Boulevard, The Bronx; on the south side of St. John's place, 220 feet east of Ralph avenue, and at 551-553 Hart street, Brooklyn; and the conversion of an existing stable at 192-195 West Fifty-fourth street, Manhattan, into a garage.

ORANGE COUNTY FARM SOLD.
The Batson Farm Agency has sold the large farm owned by W. H. Soure near Walden, Orange county, N. Y., to Mel Strome of New York.

Houses Costing Up to \$50,000 Features of New Construction at Mountain Lakes

The country estates section of Mountain Lakes, N. J., has been opened and is undergoing rapid development in conformity with that of the 1,250 acre park. About four months ago building operations necessitating an expenditure of more than \$200,000 were begun. Plans for seven handsome dwellings were prepared and the buildings immediately started. Four of these structures are now complete and the remaining three will be finished in a short time. All will be ready for spring occupancy.

The country estates section is situated on the highest ridge with the great park near Bonton, from any portion of

which a magnificent view of beautiful hills and valleys may be had for as far as the eye will reach. The main finished portion of Mountain Lakes Park is visible from the porches of the new houses. While the landscape artist has done his share to beautify the country estates section, the natural beauty of the section has not been spoiled by "cityfying" it. The new buildings will be situated on areas of from two acres up. They range in price from \$20,000 to \$50,000 and contain from ten rooms and three baths to twenty rooms and seven baths. The houses throughout the development are of frame, stucco and stone construction.

A sale of an estate in the country estates section was recently negotiated. C. V. Pallister, a prominent Manhattan

attorney, selected a place on Lookout road running through to Prospect road. It cost him \$25,000. The Mountain Lakes development was started in February, 1911, and has been going steadily forward since. More than three hundred houses have been built, raising in price from \$5,000 upward. Competent landscape artists have laid out the big park and twenty-seven miles of drives, of which fifteen are paved with granite, a dust proof composition, and wind gracefully through the development. All the city conveniences have been installed. A \$20,000 clubhouse has been built and is maintained by the residents. All the outdoor sports are indulged in and in the recent past hockey and ice skating have formed the chief pleasure on the big lakes.

At a meeting of the board an active associate membership was established for property owners and those not engaged as real estate brokers. An active associate member is eligible to serve on the board of governors and to vote at the annual meeting. The active associate members will be represented by six men on the board of governors.

Four thousand firms and individuals will be offered membership in the Real Estate Board this week in the campaign which will cover the entire city. Alarmed by the attacks on their interests, property owners wanted to meet these problems with a solid front and it was to meet this demand that the Real Estate Board provided this new class of membership.

Joseph P. Day is chairman of the campaign committee, which is composed of William C. Reed, Warren Cruikshank, Laurence B. Elliman, George T. Mortimer and Robert E. Simon. One hundred and fifty business men are giving their personal time to visiting property owners. These men each will give two hours on Tuesday, Wednesday, Thursday and Friday mornings of this week in the interests of the membership campaign.

The plan of the campaign was outlined at luncheons held last week by leading members of the Real Estate Board. Laurence McGuire, president of the board, at the Bankers Club, told of the thousands of dollars saved New York by defeating in the Legislature bills detrimental to property rights and by aiding in the passage of others helpful to them. As illustrations the late point he mentioned particularly the Lockwood-Ellenbogen bill creating the Board of Standards and Appeals.

ROBINSON ESTATE SOLD.
Baker Crowell has sold the Robinson estate of two acres, with house of fourteen rooms and three baths, situated on Kings Point road, Great Neck, L. I., overlooking Long Island Sound, to Paul Baumgarten of Manhattan at the reported price of \$25,500.

MORE STORES FOR NEWARK.
Louis Schlesinger has sold for F. W. Whitley 246 to 256 Belleville avenue, northwest corner of Third avenue, Newark, N. J., nine one family residences, to M. C. Cohen and I. D. Miller. The new owners contemplate remodeling the buildings for store purposes.

TO HEAR GARAGE APPEALS.
A public hearing will be held by the Board of Appeals Tuesday afternoon in the Municipal Building on applications to convert an existing stable and dwelling into a garage, to build a garage on the southeast corner of Bedford avenue and Clarkson street, Brooklyn; on the northeast corner of Bedford road and Southern Boulevard, The Bronx; on the south side of St. John's place, 220 feet east of Ralph avenue, and at 551-553 Hart street, Brooklyn; and the conversion of an existing stable at 192-195 West Fifty-fourth street, Manhattan, into a garage.

ORANGE COUNTY FARM SOLD.
The Batson Farm Agency has sold the large farm owned by W. H. Soure near Walden, Orange county, N. Y., to Mel Strome of New York.

REALTY BROKERS RAISING AN ARMY

Big Force Being Marshalled to Fight Real Estate Battles.

The extravagances of city and State administrations and the possibility of a 3 per cent. tax rate have resulted in the determination of the Real Estate Board of New York to enlarge its membership to include property owners and all those interested in real estate. A membership campaign is in progress to make the Real Estate Board the most important factor in the State in legislation regarding property rights.

At a meeting of the board an active associate membership was established for property owners and those not engaged as real estate brokers. An active associate member is eligible to serve on the board of governors and to vote at the annual meeting. The active associate members will be represented by six men on the board of governors.

Four thousand firms and individuals will be offered membership in the Real Estate Board this week in the campaign which will cover the entire city. Alarmed by the attacks on their interests, property owners wanted to meet these problems with a solid front and it was to meet this demand that the Real Estate Board provided this new class of membership.

Joseph P. Day is chairman of the campaign committee, which is composed of William C. Reed, Warren Cruikshank, Laurence B. Elliman, George T. Mortimer and Robert E. Simon. One hundred and fifty business men are giving their personal time to visiting property owners. These men each will give two hours on Tuesday, Wednesday, Thursday and Friday mornings of this week in the interests of the membership campaign.

The plan of the campaign was outlined at luncheons held last week by leading members of the Real Estate Board. Laurence McGuire, president of the board, at the Bankers Club, told of the thousands of dollars saved New York by defeating in the Legislature bills detrimental to property rights and by aiding in the passage of others helpful to them. As illustrations the late point he mentioned particularly the Lockwood-Ellenbogen bill creating the Board of Standards and Appeals.

ROBINSON ESTATE SOLD.
Baker Crowell has sold the Robinson estate of two acres, with house of fourteen rooms and three baths, situated on Kings Point road, Great Neck, L. I., overlooking Long Island Sound, to Paul Baumgarten of Manhattan at the reported price of \$25,500.

MORE STORES FOR NEWARK.
Louis Schlesinger has sold for F. W. Whitley 246 to 256 Belleville avenue, northwest corner of Third avenue, Newark, N. J., nine one family residences, to M. C. Cohen and I. D. Miller. The new owners contemplate remodeling the buildings for store purposes.

TO HEAR GARAGE APPEALS.
A public hearing will be held by the Board of Appeals Tuesday afternoon in the Municipal Building on applications to convert an existing stable and dwelling into a garage, to build a garage on the southeast corner of Bedford avenue and Clarkson street, Brooklyn; on the northeast corner of Bedford road and Southern Boulevard, The Bronx; on the south side of St. John's place, 220 feet east of Ralph avenue, and at 551-553 Hart street, Brooklyn; and the conversion of an existing stable at 192-195 West Fifty-fourth street, Manhattan, into a garage.

ORANGE COUNTY FARM SOLD.
The Batson Farm Agency has sold the large farm owned by W. H. Soure near Walden, Orange county, N. Y., to Mel Strome of New York.



Big Tarrytown Estate Purchased by Mrs. Stanley McCormick for \$175,000

